



The Mint Farm

A Community-Planned Industrial Park



Spring 2006

Tri-County Truss, a Lyman Lumber Company, chooses the Mint Farm Industrial Park

The City of Longview announced its newest addition to the Mint Farm Industrial Park, *Tri-County Truss, a Lyman Lumber Company*, at a Cowlitz Economic Development Council luncheon on Tuesday, January 10.

Tri-County Truss has purchased approximately 37 acres in the park, and hopes to have the first of three facilities on the site operational by August 2006. Seven of the acres are in the City's Phase I property, and 30 are in Weyerhaeuser Real Estate Development Company's (WREDCO) property.

Tri-County Truss/Lyman Lumber's main focus is selling materials and services for use in the new residential construction industry. Lyman Lumber, the parent company, does business primarily in the upper Midwest and the Pacific Northwest, and employs approximately 1,800 people. Headquartered in Excelsior, Minnesota and privately owned by the same family since 1897, the company predicts that sales in 2005 will approach \$500 million.

"We are very happy with the success of our operations in the Puget Sound basin and wanted to expand in the Pacific Northwest," stated John Waldron, Lyman Lumber's senior vice president of operations. "In 2004, there were more building permits issued along the I-5 corridor between Salem, Oregon and Tacoma, Washington than there were building permits issued between Tacoma, Washington and the Canadian border. With Longview located right in the center between Salem and Tacoma, we feel we will be perfectly positioned to grow the sales of our company in the southern portion of the Pacific Northwest."

"The people who have worked for Lyman Lumber Company for the last 108 years have made it what it is today, and these 480 people yet to be hired will play a part in helping Lyman Lumber provide future generations with the American dream of owning their own homes," stated Waldron.

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Why the Mint Farm Industrial Park?

- Largest available industrial sites between Seattle and Portland
- Flexible site configuration
- Worry-free permitting process
- High capacity utilities
- Access to rail, water and freeway
- Close proximity to I-5 and regional airport
- Business incentives from city, county and state agencies
- Available skilled workforce
- 235+ remaining buildable acres
- 85 acres of dedicated open space
- 4.4 million square feet building area yield available

The best way to predict the future is to create it.



Mint Farm Industrial Park

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Please contact us for a free DVD or VHS tape.

Construction Timeline

Construction at the Tri-County Truss site will occur in three stages. The timeline for development includes:

- **August 2006** - The new state-of-the-art facility, to be called TCT - Longview, will be the fifth truss plant that the company owns and operates. TCT hopes to have about 190 people employed at the facility by 2010.
- **2007** - Construction completed for Woodinville Construction Services - South (WCS), a jobsite framing labor company expected to employ about 145 employees.
- **2007 to 2008** - Construction of a facility to be called Woodinville Lumber - South that will include a production plant that builds wall panels. By 2010, that company expects to employ about 148 employees.



News in Brief at the Mint Farm Industrial Park

mintfarm.com

Finding the information you need about the Mint Farm Industrial Park is just a few keystrokes away at www.mintfarm.com.



Notes from Mint Farm Industrial Park Property Owners Association Meeting March 2

Toyocom: Reporting for Toyocom Devices of America, Susan Sugio stated that they are operating at full capacity with business going well. The Seiko-Epson company name change at Toyocom will occur this month. Toyocom's official new name will be EpsonToyocom Seattle, Inc.

Flexible Foam: Eric Kempf advised that business has picked up at Flexible Foam and they are experiencing growth, adding that a second shift will start April 2006.

Mint Farm Energy: According to Rose Perez, Mint Farm Energy is still waiting on the BPA before any work can progress. They are also negotiating natural gas prices.

Tri-County Truss/Lyman Lumber:

Longview Plant Manager Stan Dickhoff commented that a letter of intent with JH Kelly is in process, and they are looking at August/September to start production, adding that they are looking for design/sales staff.

Nitta Gelatin: Via telecom, Ray Merz updated the group that the Nitta site is up for sale, although there is nothing solid at this point.

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"The company's decision to build at the Mint Farm Industrial Park is an incredible employment opportunity for Longview," said City Manager Bob Gregory. "The company culture and values, along with the potential of 480 new jobs over the next five years, will be a great asset to our community! We'd also like to thank the Cowlitz EDC for their partnership, the Workforce Development Council for its support, and most importantly Lyman Lumber Company for their professionalism and dedication to this project. We're pleased to welcome Tri-County Truss as a member of our community."

"The announcement by Tri-County Truss as the newest tenant of the Mint Farm Industrial Park is a direct result of the City's unwavering commitment and leadership," stated Scott Dahlquist, vice president of Weyerhaeuser Real Estate Development Company. "Over the past 10 years, primarily leveraging the City's vision and persistence, the City and Weyerhaeuser have cooperated to develop a world-class industrial park and pave the way for more jobs and investment in the Longview community."

The public/private partnership at the Mint Farm Industrial Park between the City and Weyerhaeuser began over ten years ago when Weyerhaeuser sold 125 acres to the City. Since then, the City and the WREDCO have invested more than \$15M in the project.

"The growth of our region and the 'squeezing' of industrial land between Seattle and Portland have made the Mint Farm Industrial Park ripe for development. We're very optimistic about future companies who will share the same vision as Tri-County Truss," Dahlquist said.



Additional information about Lyman Lumber is available online at www.lymanlumber.com.



The City works to improve opportunities for new tenants

A loan and grant package received from State Community Economic Revitalization Board (CERB) will help the City of Longview prepare the Mint Farm Industrial Park for its newest tenant, Tri-County Truss, a Lyman Lumber Company. The CERB awards money to communities to retain and create new jobs. The improvements — water, sewer and access — are needed for future companies to locate at the Mint Farm Industrial Park.

CERB approved a \$160,000 loan and a \$140,000 grant to supplement the \$480,000 cost of the City's portion of the Crocker Avenue street utility and road extensions in the park required to be constructed to the Lyman site east property corner. WREDCO will fund the balance of these infrastructure improvements, and will also be constructing a 60+ acre wetland mitigation site.

The site is being developed primarily for Lyman Lumber, which announced plans to locate at the Mint Farm earlier this year. "In addition to providing improvements to the Lyman site, the roads and utilities will be in place for other development in the vicinity," Longview Assistant City Manager Dave Campbell said. "The development makes it easier for other companies to move in more quickly," he said. "The main thing we want potential clients to know is that we will go to bat for them if they choose to make the Mint Farm Industrial Park their home."

CERB funds are matched with \$179,664 from local sources.